095.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	752,100 / 752,100
					USE VALUE:	752,100 / 752,100
					ASSESSED:	752,100 / 752,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36		OLD MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRANT TYLER MCKENZIE
Owner 2:	GRANT VICTORIA HOLLIE ELIZABET
Owner 3:	
Street 1:	36 OLD MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GRANT TYLER MCKENZIE -
Owner 2:	-
Street 1:	36 OLD MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,903 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1947, having primarily Wood Shingle Exterior and 1800 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8903.000	266,200	4,900	481,000	752,100
Total Card	0.204	266,200	4,900	481,000	752,100
Total Parcel	0.204	266,200	4,900	481,000	752,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.83 | /Parcel: 417.8

Legal Description

User Acct 62149

GIS Ref

GIS Ref

Insp Date 11/27/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 095.0-0002-0003.0

!7787!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	266,200	4900	8,903.	481,000	752,100	752,100	Year End Roll	12/18/2019
2019	101	FV	231,200	3700	8,903.	481,000	715,900	715,900	Year End Roll	1/3/2019
2018	101	FV	231,200	3700	8,903.	412,300	647,200	647,200	Year End Roll	12/20/2017
2017	101	FV	231,200	3700	8,903.	384,800	619,700	619,700	Year End Roll	1/3/2017
2016	101	FV	231,200	3700	8,903.	329,800	564,700	564,700	Year End	1/4/2016
2015	101	FV	230,100	3700	8,903.	295,400	529,200	529,200	Year End Roll	12/11/2014
2014	101	FV	230,100	3700	8,903.	273,500	507,300	507,300	Year End Roll	12/16/2013
2013	101	FV	230,100	3700	8,903.	260,800	494,600	494,600		12/13/2012

PRINT

Date	Time
12/10/20	22:23:44

LAST REV

Date	Time
10/23/19	09:39:32
danam	

PAT ACCT. 7787

USER DEFINED

Prior Id # 1:	62149
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRANT TYLER MCK	70998-39	1	5/11/2018	Convenience	1	No	No		
GRANT TYLER MCK	70997-502	1	5/11/2018	Convenience	1	No	No		
BOLSTAD ANDREW	70961-302	1	5/3/2018		740,000	No	No		
BOYD TOBY/CARRI	53749-17		10/29/2009		485,000	No	No		
QUINLAN SHAUN--	39957-252		7/15/2003		415,000	No	No		
	19466-504		11/1/1988		10	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2019	706	Redo Bas	2,000	C				
11/6/2018	1640	Insulate	4,029	C				
11/3/2014	1482	Manual	3,000					Add a dividing wal
7/17/2004	646	Redo Bat	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/27/2018	Inspected	CC	Chris C
11/15/2018	MEAS&NOTICE	CC	Chris C
2/28/2009	Meas/Inspect	372	PATRIOT
4/4/2005	Permit Visit	BR	B Rossignol
12/28/2004	MLS	HC	Helen Chinal
11/20/1999	Inspected	264	PATRIOT
11/9/1999	Mailer Sent		
10/18/1999	Measured	263	PATRIOT
8/30/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8903		Sq. Ft.	Site		0	70.	0.77	4									480,962						481,000	

Total AC/HA: 0.20438 | Total SF/SM: 8903 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 480,962 | Spl Credit | Total: 481,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00489950
Adj $ / SQ:	128.878
Other Features:	98132
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	327020
Depreciation:	60826
Depreciated Total:	266194

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	2	Baths:	1	HB						

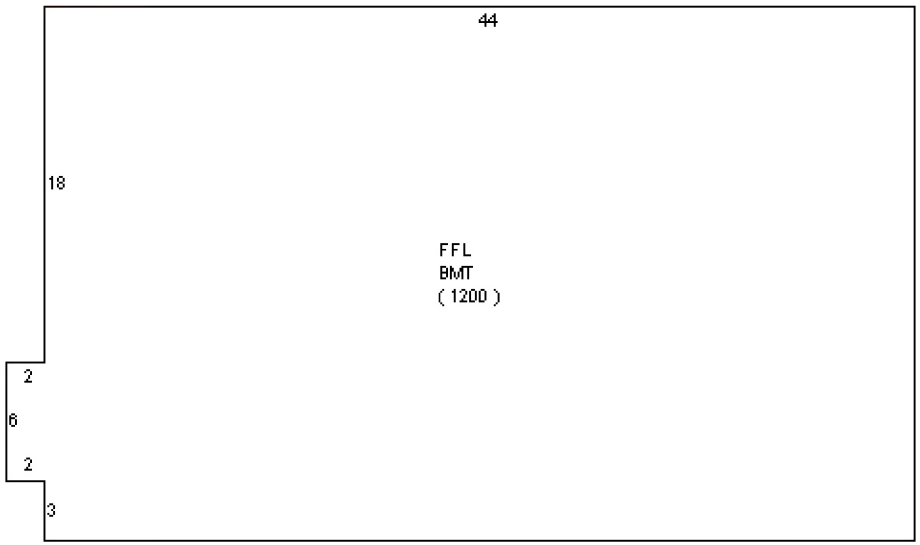
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.88
Special Features:	0	Val/Su Net:	110.92
Final Total:	266200	Val/Su SzAd	221.83

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,200	61.860	74,234
FFL	First Floor	1,200	128.880	154,654

Net Sketched Area:	2,400		Total:	228,888	
Size Ad	1200	Gross Are	2400	FinArea	1800

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 095.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1947	25.42	T	40	101			3,700			3,700
19	Patio	D	Y	1	16X30	A	AV	2000	3.03	T	15.2	101			1,200			1,200

More:	N	Total Yard Items:	4,900	Total Special Featues:	Total: 4,900